

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$31,830,951**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	B	Overall	
				PJs in State:	19			
Program Progress:								
% of Funds Committed	92.95 %	93.09 %	10	92.82 %	48	48		
% of Funds Disbursed	83.34 %	86.95 %	13	82.38 %	42	43		
Leveraging Ratio for Rental Activities	11.18	7.64	1	4.55	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	80.59 %	86.53 %	14	80.69 %	33	27		
% of Completed CHDO Disbursements to All CHDO Reservations***	67.08 %	71.66 %	13	67.01 %	44	42		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	84.15 %	80.76 %	9	79.23 %	56	51		
% of 0-30% AMI Renters to All Renters***	60.15 %	48.82 %	6	44.47 %	82	78		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	89.63 %	95.50 %	17	93.93 %	19	18		
Overall Ranking:				In State:	9 / 19	Nationally:	64	64
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$12,639	\$24,640		\$24,984	675 Units	26.90 %		
Homebuyer Unit	\$8,798	\$15,672		\$14,192	907 Units	36.10 %		
Homeowner-Rehab Unit	\$14,062	\$14,629		\$20,036	333 Units	13.30 %		
TBRA Unit	\$3,573	\$3,766		\$3,164	594 Units	23.70 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$137,296	\$133,898	\$21,362
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	81.2	85.4	84.5	49.0
Black/African American:	3.6	2.3	2.4	8.2
Asian:	0.7	1.0	1.5	0.2
American Indian/Alaska Native:	0.2	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.2	0.0	0.0	0.0
Black/African American and White:	0.3	0.1	0.0	0.7
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.3	0.3	0.3	0.5
Asian/Pacific Islander:	0.0	0.6	0.0	0.7

ETHNICITY:

Hispanic	13.2	9.6	11.2	40.7
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HOUSEHOLD SIZE:

1 Person:	68.3	27.7	34.0	26.3
2 Persons:	14.5	16.1	21.9	27.4
3 Persons:	8.1	19.6	17.0	24.1
4 Persons:	5.6	21.7	12.8	14.8
5 Persons:	2.1	10.9	8.2	6.1
6 Persons:	0.8	3.3	4.0	0.8
7 Persons:	0.0	0.8	1.5	0.2
8 or more Persons:	0.5	0.0	0.6	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.4	29.2	19.5	31.5
Elderly:	22.9	1.2	29.8	5.2
Related/Single Parent:	15.3	21.2	18.5	53.0
Related/Two Parent:	5.9	40.3	26.4	7.1
Other:	12.4	8.0	5.8	3.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.4	1.0 [#]
HOME TBRA:	4.3	
Other:	34.7	
No Assistance:	37.6	

of Section 504 Compliant Units / Completed Units Since 2001 42

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

State: MA

Group Rank: 64
 (Percentile)

State Rank: 9 / 19 PJs

Overall Rank: 64
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.59	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	67.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	89.63	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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